



**ERIC GIBSON**  
DIRECTOR

## County of San Diego

### DEPARTMENT OF PLANNING AND LAND USE

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### NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION OR MITIGATED NEGATIVE DECLARATION

April 23, 2009

NOTICE IS HEREBY GIVEN that the County of San Diego is proposing to adopt Negative Declaration(s) in accordance with the California Environmental Quality Act for the following project(s). The proposed Negative Declaration(s) can be reviewed on the World Wide Web at [http://www.sdcounty.ca.gov/dplu/ceqa\\_public\\_review.html](http://www.sdcounty.ca.gov/dplu/ceqa_public_review.html), at the Department of Planning and Land Use (DPLU), Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California 92123 and the public library(ies) listed below. Comments on these proposed Negative Declaration(s) must be sent to the DPLU address listed above and should reference the project number and name.

**L-14372, LOG NO. 03-13-001; Palma de La Reina L Grading Permit.** The project is a proposal for a grading permit to grade on a 4.31-acre site at the corner of Via de la Valle and Cancha de Golf in the San Dieguito Community Planning Area. The proposed grading is 2,000 cubic yards of cut and 5,000 cubic yards of fill with a maximum cut slope of 2.5 feet and a maximum fill slope of 4.25 feet. The ultimate land uses planned for the proposed project site, which would be made possible by the grading permit approval, are a commercial/office center with secondary residential uses which will consist of the following: 9,559 square feet of retail space with a maximum of 14 single-story retail stores; 19,500 square feet of two story office space with a maximum of 22 offices; and 54 apartment units (53,496 square feet of residential) in 9 two-story buildings. The proposal will also include a 2-foot retaining wall, one new curb cut on Via De Las Palmas, and modification of two curb cuts on Cancha de Golf. There will be 132 parking spaces for office/retail and 87 parking spaces for the apartments. The project will take access off Cancha de Golf and Via de las Palmas. Comments on this proposed Negative Declaration must be received no later than **May 22, 2009** at 4:00 p.m. (a 30 day public review period). This proposed Mitigated Negative Declaration can also be reviewed at the Rancho Santa Fe Library, located at 17040 Avenida de Acacias, Rancho Santa Fe, 92067. For additional information, please contact Terry Powers at (858) 694-3754 or by e-mail at [Terence.Powers@sdcounty.ca.gov](mailto:Terence.Powers@sdcounty.ca.gov).